

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DESIGN REVIEW NO. 21-005

RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 21-005:

1. The conceptual art plan, site plan, narrative, and renderings received and dated June 21, 2021 shall be the conceptually approved design with the following modifications subject to the approval of the Community Development Director:
 - a. Landscaping between the public right of way along Pacific Coast Highway and the installation shall be of ground cover type material only.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.